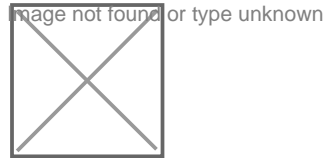


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## GREAT OPPORTUNITY TO BE THE NEXT OWNER OF THIS FRANCHISE GLASS/RUSTPROOFING BUSINESS OR MOVE YOUR...



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
28485


**MLS ID:**  
A2158486

**\$229,800**



 **JIM LEE**  
 (403) 617-0438

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 166	<b>Lease Amount</b> 4000.00
<b>Lease Frequency</b> Monthly	<b>Year Built</b> 1997	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Building Area (Sq. Ft.)</b> 2875.00
<b>Building Area (Sq. M.)</b> 267.09	<b>Inclusions</b> seller to provide asset list	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Call Lister		

Great opportunity to be the next owner of this Franchise Glass/Rustproofing business or MOVE your existing business or BUILD your own brand/name. This 2,875 SF commercial space encompasses a bright and open reception area plus showroom that displays the rear workspace, office to the side of the main entrance and a bath room (with shower) on main floor. The rear workspace is very open and clean with a 4-point hoist (10,000lbs), tire machine, balancer, laser machine (windshields) and more. This location is in the SE industrial area and has great lease rates at \$4,000.00/month and includes a second floor mezzanine with office and open space that can be converted from storage of parts to admin office. Business currently offers detailing, PPF, tinting and tires on top of the franchise Glass business with already existing business relationship with insurance and dealerships. OPPORTUNITY TO ADD more light mechanical services (landlord approval). Good amount of parking with 4 parking spots in front of business and 3 at rear of business behind the large drive-in door. The Seller is willing to stay and train the right buyer and there is one employee with franchise certification with glass who is willing to stay and work with the new owner.

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